

**REDEVELOPMENT AUTHORITY  
OF THE CITY OF MILWAUKEE  
REGULAR AND ANNUAL MEETING  
DECEMBER 15, 2022**

**MINUTES**

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The Redevelopment Authority of the City of Milwaukee held a regular and annual meeting at 1:30 p.m. at The Community Within the Corridor, 2748-64 North 32<sup>nd</sup> Street, Milwaukee, Wisconsin.

MEMBERS PRESENT: Commissioner Frances Hardrick, Chair  
Commissioner Lois A. Smith, Vice Chair  
Commissioner Kathryn West  
Commissioner Bill Schwartz (virtual)  
Commissioner Jose Galvan (virtual)  
Commissioner Monique Charlier

ALSO IN ATTENDANCE: David P. Misky, Assistant Executive Director-Secretary  
Russell Stamper, Alderman of the 15<sup>th</sup> District

After the Pledge of Allegiance and Roll Call, the Chair asked for a motion to adopt the November 17, 2022 Meeting Minutes. Hearing no corrections or objection, the minutes were adopted by consensus.

Mr. Misky reported that for today's public hearing regarding approval of the Project Plan Amendment, the required Class I notice was published in the Daily Reporter on December 8<sup>th</sup>. For the public hearing regarding property disposition, the required Class II notice was published in the Daily Reporter on December 1<sup>st</sup> and December 8<sup>th</sup>.

**Item 1, Public Hearing**

Resolution approving a Second Amendment to the Project Plan for Tax Incremental Financing District No. 76 (S. 27<sup>th</sup> St. & W. Howard Ave.). (13<sup>th</sup> Aldermanic District; submitted by Economic Development)

Alyssa Remington of Economic Development provided the background for the original TIF District which was created for redevelopment of the former Pontiac Dealership. Amendment No. 1 in 2010 provided some funding for new retail including a Buffalo Wild Wings. This amendment is to use \$880K of increment for public infrastructure and \$100K for administration costs. The TID currently produces ~\$190K of increment each year and will pay off in year 16 of the district or 2025 with the amendment.

Commissioner West moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10941.

**Item 2, Public Hearing**

Resolution approving a Land Disposition Report for the sale to Community Development Alliance of multiple residential vacant lots for residential construction in the 15<sup>th</sup> Aldermanic District. (15<sup>th</sup> Aldermanic District; submitted by Real Estate)

Assistant Executive Director Dave Misky introduced the item being led by the Community Development Alliance (CDA). Authority staff are working with the CDA group including Milwaukee County and Greater Milwaukee Foundation. The CDA put out an RFP and

Habitat for Humanity was chosen as a result of a selection committee recommendation. This resolution is sell 14 Authority lots with 76 City-owned lots to Habitat for single-family construction.

Teig Whaley-Smith of the CDA provided significant background of CDA and the recognition to provide affordable housing for individuals and families earning \$25K to \$50K per year. The CDA has been successful in raising millions of dollars to date to construct 150 new affordable units for home ownership.

Brian Sonderman, Executive Director of Habitat for Humanity, thanked the RACM Board and is pleased in providing Habitat's expertise in moving this initiative forward. Alderman Russell Stamper was in the audience and spoke in support of the initiative to give his residents and residents of the City an opportunity to own their own homes.

Commissioner Galvan asked about workforce training and this initiative could be a springboard for young people and others to be trained in the building trades. Mr. Whaley-Smith indicated that Habitat has a traditional model for constructing their homes but it could possibly include some workforce training. Chair Hardrick asked for some clarification on the financial modeling to which Mr. Whaley-Smith stated the homes could be built for ~\$185K and they will be heavily subsidized so buyers could purchase the homes for ~\$115K.

Finally, a member of the public representing former City employee Chris Rute suggested they had connections with vendors to make the housing less expensive. It was clear after a few questions from Assistant Executive Director Misky that this individual was not offering up any real solutions and they left behind Mr. Rute's cell number. Mr. Misky will follow up with Mr. Rute after the meeting.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10942.

### **Item 3, Regular Business**

Initial Resolution Relative to the Issuance of Redevelopment Revenue Bond Financing for the Community Development Alliance Residential Vacant Lot Project. (15th Aldermanic District; submitted by Real Estate)

Assistant Executive Director Misky stated the previous sale resolution to Habitat for Humanity was the result of a CDA RFP. The financing for the project is a combination of ARPA and foundation funds; however, there is an opportunity for affordable tax credits from WHEDA. The tax credit application may need to be paired with a bond issuance and this resolution will allow the CDA to use RACM's bond authority in their application. The bonding authority may not be needed as CDA is still working through their capital stack.

Commissioner West moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10943.

### **Item 4, Regular Business**

Resolution authorizing the Department of City Development to issue an Exclusive Right to Negotiate to Rule Enterprises, LLC for the Redevelopment Authority of the City of Milwaukee-owned property located at 200 East Greenfield Avenue, in the 12th Aldermanic District. (12th Aldermanic District; submitted by Real Estate)

Assistant Executive Director Misky reminded the Authority Board of the remaining parcel at the Freshwater Plaza. The Authority requested proposals earlier this year and received

three responses. A committee comprised of several DCD employees and a community representative from Harbor District Inc. selected Rule Enterprises for their proposal which is primarily an affordable housing initiative with some commercial on the ground floor. The proposal fits the plan for the area and is supported by Common Council President Perez. This resolution will allow the developer to apply for WHEDA tax credits for the January 2023 application deadline.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10944.

#### **Item 5, Regular Business**

Resolution authorizing up to a \$1,130,000 loan from the RACM EPA Brownfield Revolving Loan Fund to Edison School Lender LLC or an agreed upon affiliate to be used on the property at 5372 North 37<sup>th</sup> Street, Milwaukee, Wisconsin. (1st Aldermanic District; submitted by Environmental)

Tory Kress of the Environmental Team introduced the item and gave a brief background of the Brownfield Revolving Loan Fund program. The Board approved TID-113 last month for the Edison School Project but the development team has determined a financial gap continues to exist for the project. This resolution will provide a \$1,113,000 loan to assist the development with their environmental issues which includes a couple of tanks, lead paint, and asbestos. The terms include a 3.05% interest rate for 17 years with principal and interest payments throughout the term.

Commissioner Smith asked how many loans are currently outstanding to which Ms. Kress stated three with the two Jeffers projects at the former Journal-Sentinel buildings and one Wangard project on Water Street. The current balance of the fund is sufficient for this loan and others.

Commissioner West moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10945.

#### **Item 6, Regular Business**

Resolution authorizing termination of existing agreements with MATC and JCP Construction regarding 2606 N. Holton Street and authorizing an agreement with RACM, MATC, JCP Construction, Ex3 LLC, and Ezekiel Community Development Corporation for that parcel, in the 6th Aldermanic District. (6th Aldermanic District; submitted by Real Estate)

Amy Turim, Real Estate Manager, provided the background for the item. This item originally came before the Board in 2019 for MATC and JCP Construction to work on rehabbing the subject property as part of workforce training program. Due to the pandemic and the challenges with in-person teaching, the program was unsuccessful. This resolution terminates the original agreement and establishes a similar agreement for Ezekiel Community Development Corporation to take over the home, rehab it, conduct training throughout the process. The Authority contributed \$25K to the original program and approximately \$14K remains that will go towards the Ezekiel initiative.

Jim Gaillard of Ezekiel spoke about his organization and was excited to move this initiative forward.

Commissioner Charlier moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10946.

#### **Item 7, Regular Business**

Resolution to approve and authorize entering into a contract for financial feasibility services, market analysis, and/or implementation plans. (City-wide; submitted by Finance & Admin. / Economic Development)

Scott Stange, Contracts Manager, stated the Authority issued an RFP recently for financial services including TID analysis. We received three responses to the RFP with a selection team recommending Ehlers & Associates for the not-to-exceed \$250K contract. The three-year contract with two one-year extensions is as needed and will generally be utilized and paid for by developers looking for TID assistance.

Commissioner Smith moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10947.

#### **Item 8, Regular Business**

Resolution authorizing an amendment to a contract with The Sigma Group, Inc. (City-wide; submitted by Finance & Admin.)

Contracts Administrator Scott Stange provided background on the current contract with The Sigma Group. The original contract was for \$937K and this resolution would increase the dollar amount an additional \$500K. The amendment is needed since staff have a number of upcoming projects in 2023 including Kneeland, former Northridge, and Century City. The current contract has about \$100K remaining and the company has achieved 49% SBE to date. The source of funds for the contract is grants and City dollars.

Commissioner West moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays. Adopted resolution is No. 10948.

#### **Item 9, Administration**

Annual election of the chair and vice chair.

The Board decided to keep the current Chair and Vice-Chair for 2023.

Commissioner West moved for adoption of the resolution and it carried by a vote of 6 ayes - 0 nays.

#### **ADJOURNMENT**

There being no further business to come before the Authority, a motion was made by Commissioner West to schedule the next regular meeting for **January 19, 2023**, at 1:30 P.M., 1st Floor Board Room, 809 North Broadway, Milwaukee, Wisconsin, and, to adjourn. The motion carried without objection.

David P. Misky  
Assistant Executive Director-Secretary

NOTE 1: Bill Schwartz' audio was not working properly but confirmed with Assistant Executive Director Misky that he voted in favor of all Resolutions above.

NOTE 2: An audio file of this meeting is incorporated and made a part hereof by reference as if fully set forth herein. A copy is available upon request.